



CITY OF FORT PIERCE  
Board of Adjustment  
July 27<sup>th</sup>, 2023

R & B Properties – 2 Variances

## **APPLICANT**

C. Douglas Vitunac, Attorney

## **PROPERTY OWNER(S)**

R & B Properties, LLC

## **PARCEL ID #:**

1433-440-0001-010-5

2135 Old Dixie Highway – Variance



## SUMMARY

The applicant is requesting to deviate from City Code 125-204(b)(2) to allow for a reduction to the setback requirement to 8.3 feet along the front property line and City Code 123-37(6)(a) to allow for a reduction to 8.3 feet for the landscaping requirement due to a taking by FDOT.



## EXISTING CONDITIONS

The 1.7-acre subject site is located on North Old Dixie Highway; just north of the North Causeway and Old Dixie Highway intersection. The property is operated by Offshore Performance Marine, which is a marine equipment service provider. Last year, the Florida Department of Transportation took a part of the property in fee simple, through eminent domain, as a part of a bridge construction project. Prior to this taking, the property met the front set back requirement with a setback of 43.1 feet. However, this taking resulted in a reduction of the front set back by 31 feet at the south property line and 38 feet at the north property line. This reduction left the setback currently at 8.4 feet and reduce the landscape buffer from 16 feet to 8.4 feet.

Without the variance, the owner would suffer undue hardship as to meet the City's ordinances. A reduction of a portion of existing building, parking areas and other site improvements would need to occur.



# SITE LOCATION



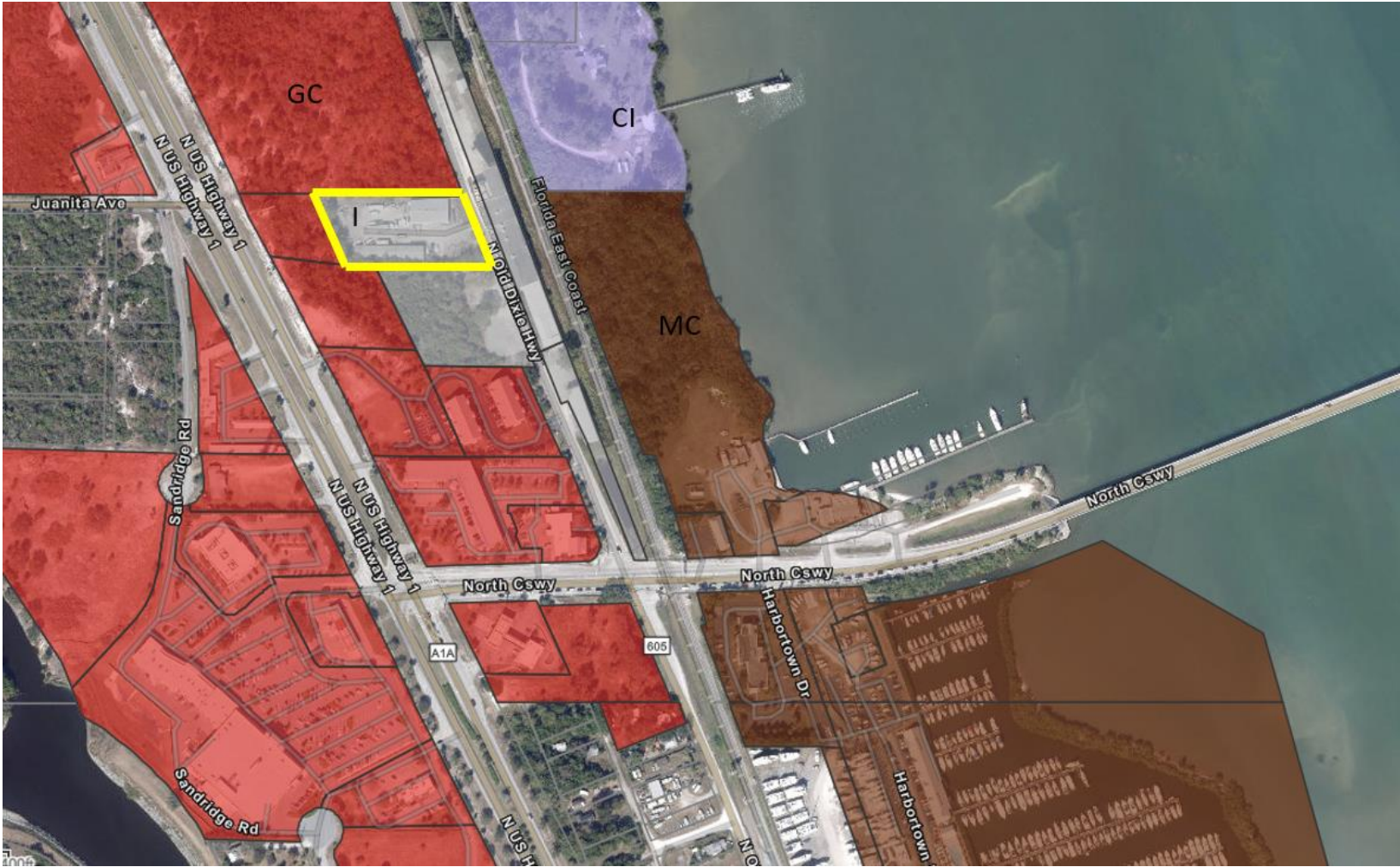
SITE AREA= 1.70 +/- Acres

2135 Old Dixie Highway – Variance



# Future Land Use

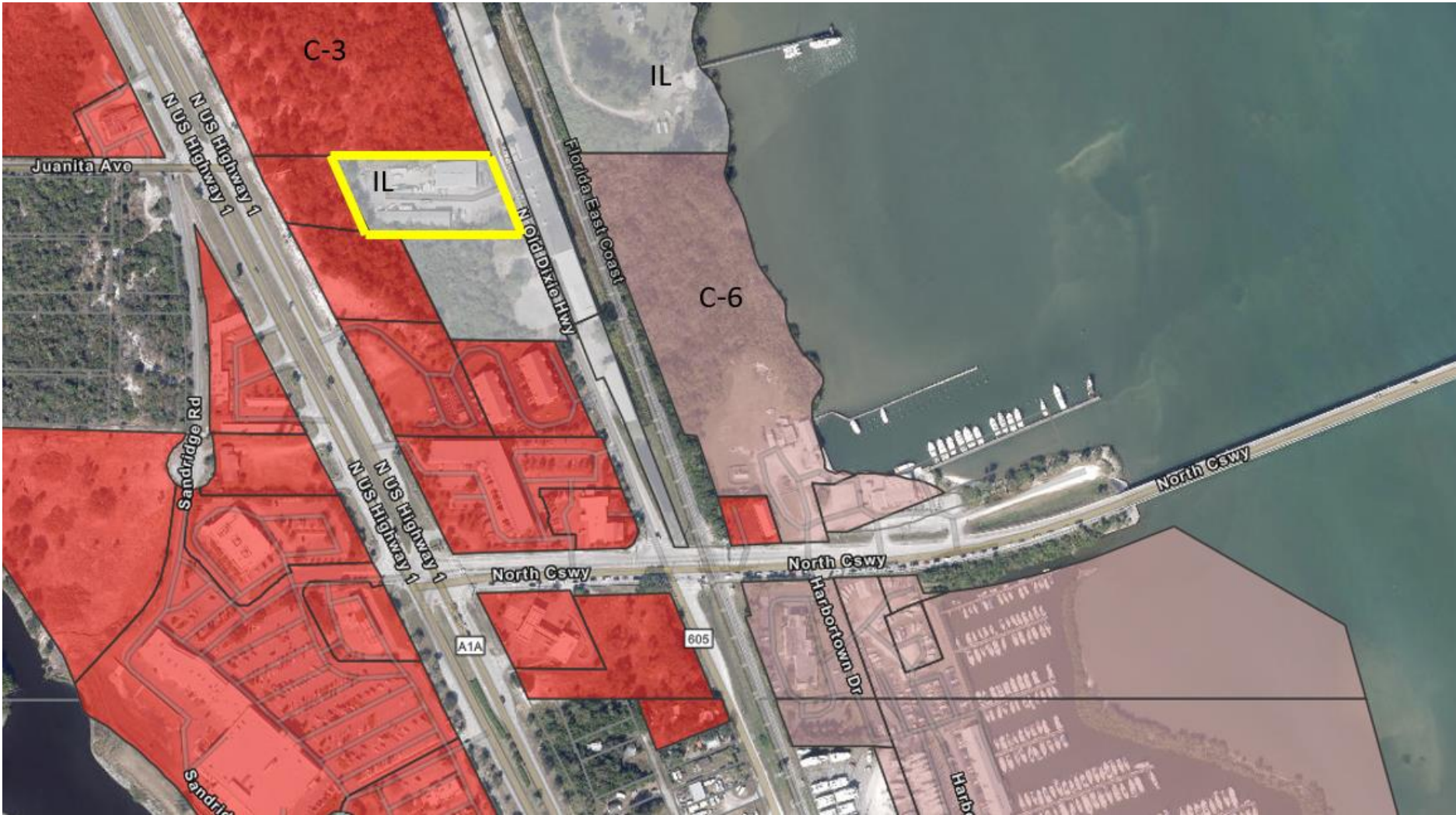
Current Future Land Use: I  
(Industrial)



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# ZONING

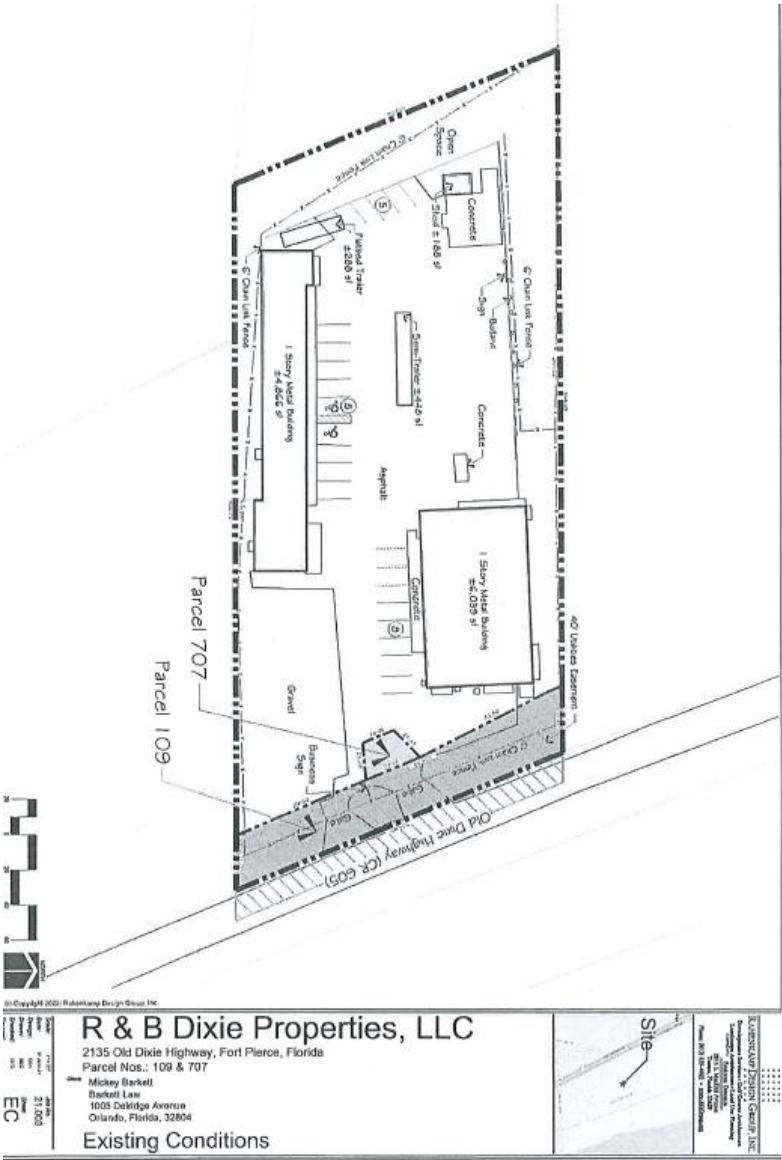
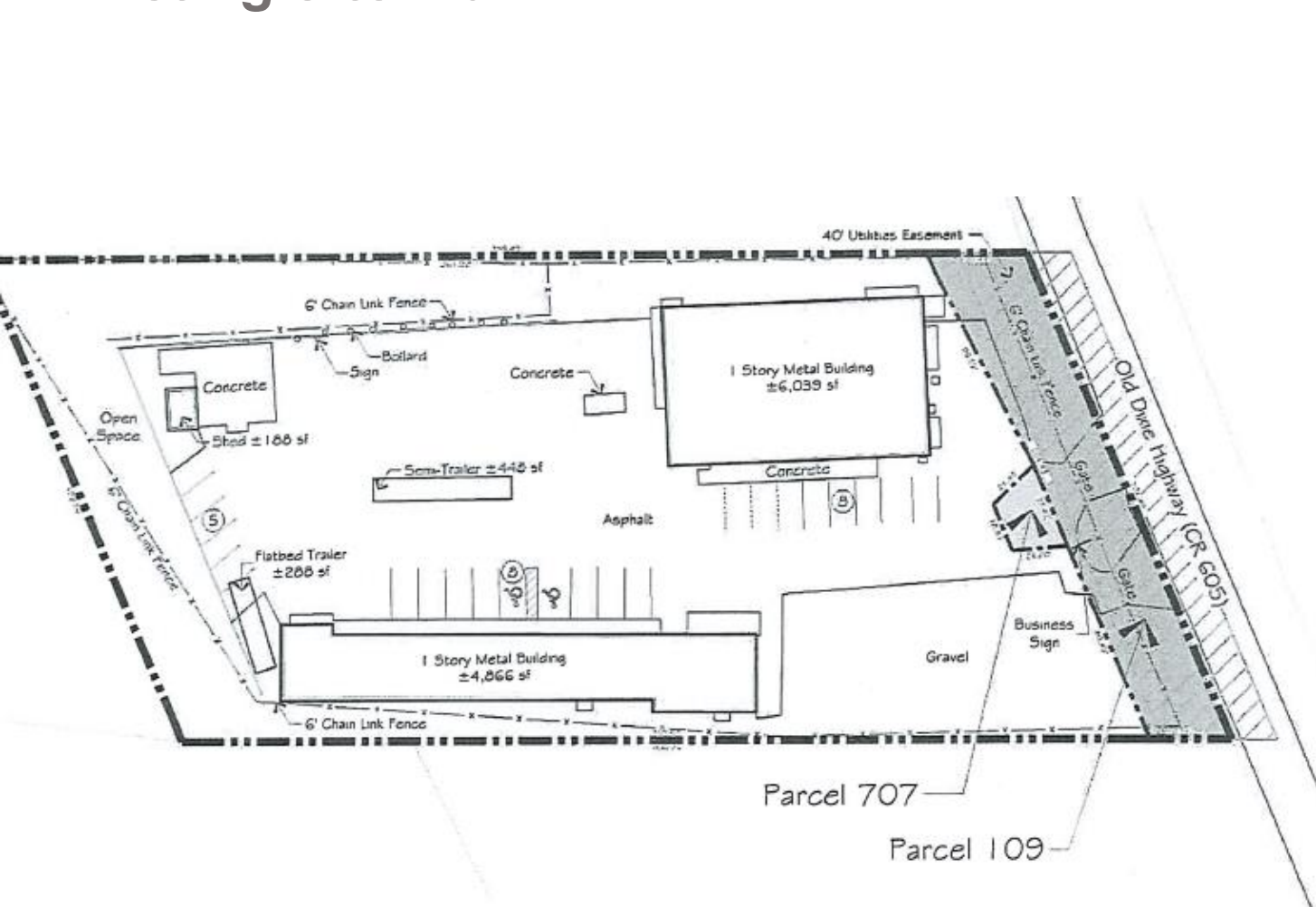


Current Zoning: IL (Light Industrial)

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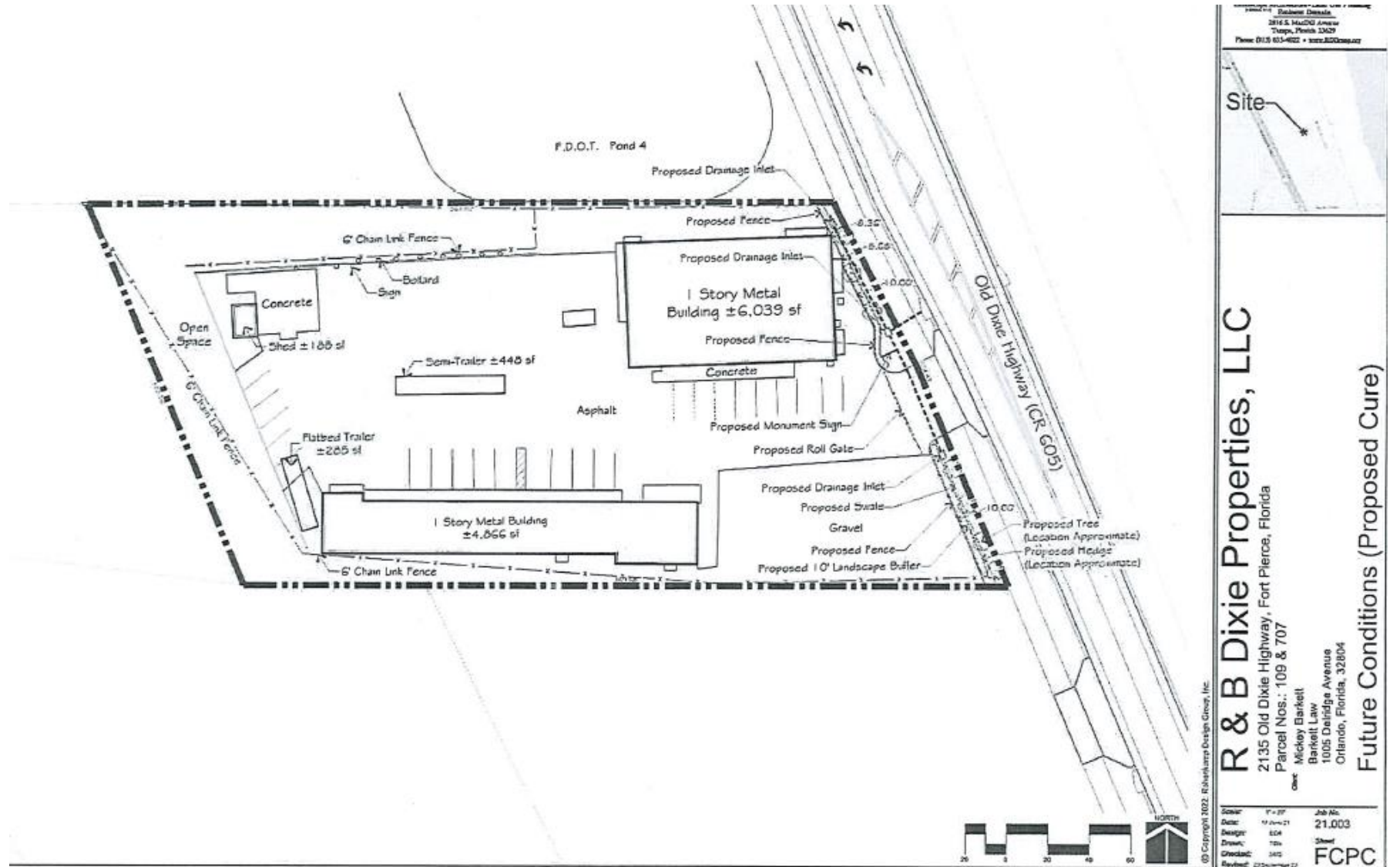
# Existing Site Plan



2135 Old Dixie Highway – Variance



# Future Conditions



2135 Old Dixie Highway – Variance



## **RECOMMENDATION**

The recommendation of Staff is to grant approval of the requested variance to deviate from City Code 125-204(b)(2) to allow for a reduction to the setback requirement to 8.3 feet along the front property line and City Code 123-37(6)(a) to allow for a reduction to 8.3 feet for the landscaping requirement; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.

## **ALTERNATIVE RECOMMENDATION**

1. Recommend Approval with conditions.
- or
2. Recommend Disapproval.





THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Ryan Altizer**

**FROM : Selena Griffett, P.E.**

**THRU : Tracy Telle - Assistant City Engineer**

**RE : R&B Dixie Properties, LLC  
2135 Old Dixie Highway  
Variance**

**DATE : July 14, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on July 3, 2023:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input type="checkbox"/> Site Plan                            | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input checked="" type="checkbox"/> Other <b>Variance</b> |

Based on our reviews and appropriate site final inspection, we

- |   |  |                              |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend  |                              |
| <input checked="" type="checkbox"/> Approval  | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See Attached for Comments